PRELIMINARY SUMMARY OF INFORMATION

Submitted to the Commission on Chicago Landmarks in May 2004

WASHINGTON SQUARE DISTRICT EXTENSION

ISAAC MAYNARD ROW HOUSES
119-23 W. DELAWARE PL.
BUILT: 1881
ARCHITECTS: TREAT AND FOLTZ

The Isaac Maynard Row Houses are a group of three Queen Anne-style row houses on West Delaware Place, one-half block west of Washington Square on the City's Near North Side. The buildings are excellent examples of the high-quality residential building construction in Chicago's neighborhoods during the decade following the Chicago Fire of 1871. In those years the blocks surrounding Washington Square, the City's oldest park, emerged as a fashionable and elegant residential district of row houses and single-family houses. Due to their age, architectural quality, and relationship to a shared development history, these row houses are being proposed as the second extension of the Washington Square District.

Washington Square, along with several buildings fronting on the park, was designated a Chicago Landmark District in 1990. A district extension was added in 2002 which included several ornate mansions and row houses north and south of Washington Square on Dearborn and Chestnut streets. Like these residences, the Maynard Row Houses, west of Washington Square on Delaware Street, possess a refined design and high-quality craftsmanship that characterized the late 19th-century development of the blocks surrounding Washington Square. They also share the historic visual and architectural character of the Washington Square District and Extension.

The Isaac Maynard Row Houses were built after the passage of an 1874 city ordinance requiring brick construction throughout Chicago. They are a fine remaining group of Queen Anne-style row houses, both a building type and architectural style of significance in the development history of Chicago in general and the Washington Square neighborhood in particular. These row houses possess excellent detailing and craftsmanship with their elaborate brickwork, handsome metal stoop posts and railings, and finely detailed cornices.

The Isaac Maynard Row Houses also are the work of Treat and Foltz, one of Chicago's most prolific late 19th-century architectural firms. The highly regarded firm is best known for numerous private residences in the Kenwood Chicago Landmark District on Chicago's South Side, as well as the Washington Square District and Extension. In addition, Frederick "Fritz" Foltz, one of the firm's partners, later designed the Chicago Landmark-designated Assumption School on West Erie Street.

History and Description

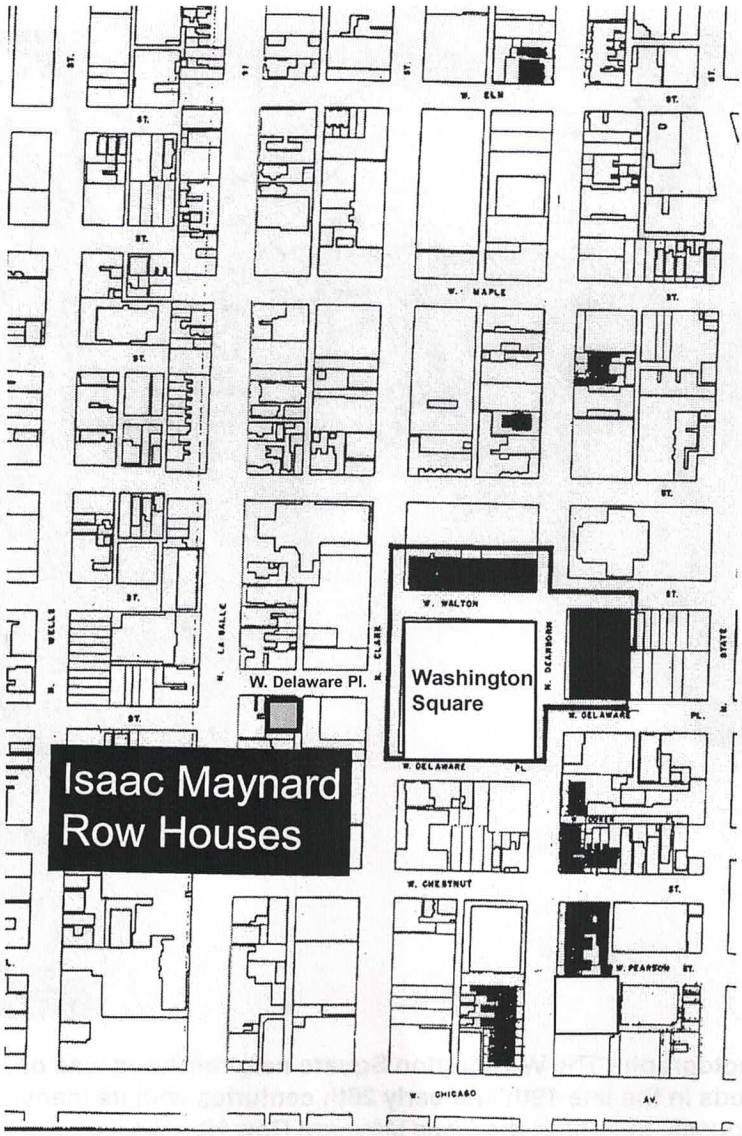
The Isaac Maynard Row Houses were built in 1881 by Isaac N. Maynard as investment properties. According to city directories, Maynard, a commercial merchant of American and Scotch pig iron goods such as nails, spikes, and sheet metal, resided in the Washington Square neighborhood on several occasions throughout his lifetime. During the time he was undertaking the development of these row houses on Delaware Place (originally Locust Street), Maynard lived on nearby LaSalle St. approximately one block south.

In two separate transactions, Maynard purchased the land for the row houses on October 25, 1879, and June 24, 1880. Soon after, on September 27, 1880, he obtained a City of Chicago building permit calling for three attached brick houses with common party walls, featuring "basement and attic dwelling" and measuring 66 feet of street frontage, 48 feet deep and 36 feet high. Both the *Inter Ocean* and *Chicago Tribune* newspapers mentioned the issuance of the building permit in their real estate and new buildings columns. The *Inter Ocean* reported that Maynard planned to construct three 2-story dwellings at a cost of $12,000 while the *Tribune* described the plans as three brick and stone "Gothic-form" dwellings to cost $13,000. Both newspapers reported that Maynard commissioned the architectural firm of Treat and Foltz to design the row houses.

The Isaac Maynard Row Houses were conceived as one unified design of three visually distinctive row houses. Row houses—attached houses with common party walls—are an important building type in the history of Chicago architecture and were a common type of housing built in the Washington Square neighborhood in the last quarter of the 19th century. All three of the Maynard Row Houses are two and one-half stories in height, set on raised basements. Walls are built of red brick laid in a Flemish bond with running stretchers. Common setbacks and building entrances create a distinct sense of visual unity and symmetry on the building's Delaware Place facade. This main elevation has the appearance of an undulating facade due to the three-sided bays of the two end row houses and the flat projecting bay of the center unit.

Designed in the Queen Anne style, the group incorporates a common pressed-metal cornice with brackets, paneling, and a pedimented gable centered over the middle row house. Additional Queen Anne influences include elaborate brick and stone detailing, visually prominent masonry bay windows, and finely detailed window and door surrounds. The combination of red brick, gray stone, and painted pressed metal combine to create varied surface textures typical of the Queen Anne style.

Each row house has its own low wooden stoop rising to double wooden-and-glass doors. Original cast-iron railings support by decorative iron posts embellish the stoops at 121 and 123 W. Delaware, while 119 has replacement wrought-iron railings in a historically appropriate configuration. A foliated pattern supports the double rail on the top step. Above the slightly recessed entrance



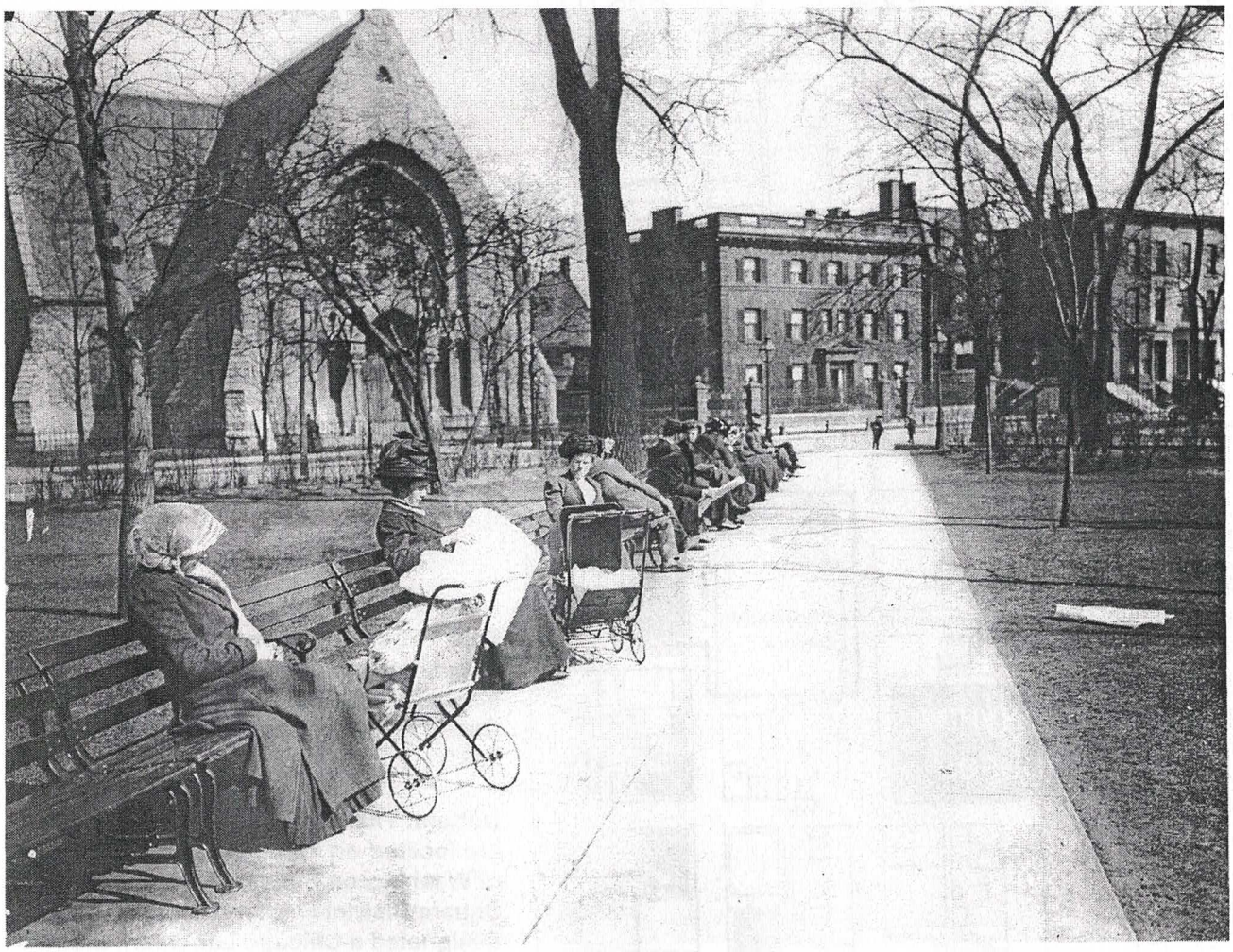
Top: The Washington Square District Extension, consisting of the Isaac Maynard Row Houses, consists of three Queen Anne-style row houses built in 1881.

Bottom: The Row Houses (shaded in tan) are located on W. Delaware Pl.. just west of Washington Square. The Washington Square District (within bold line) was designated a Chicago Landmark District in 1990. A previous District Extension (shaded in black) was designated in 2002.

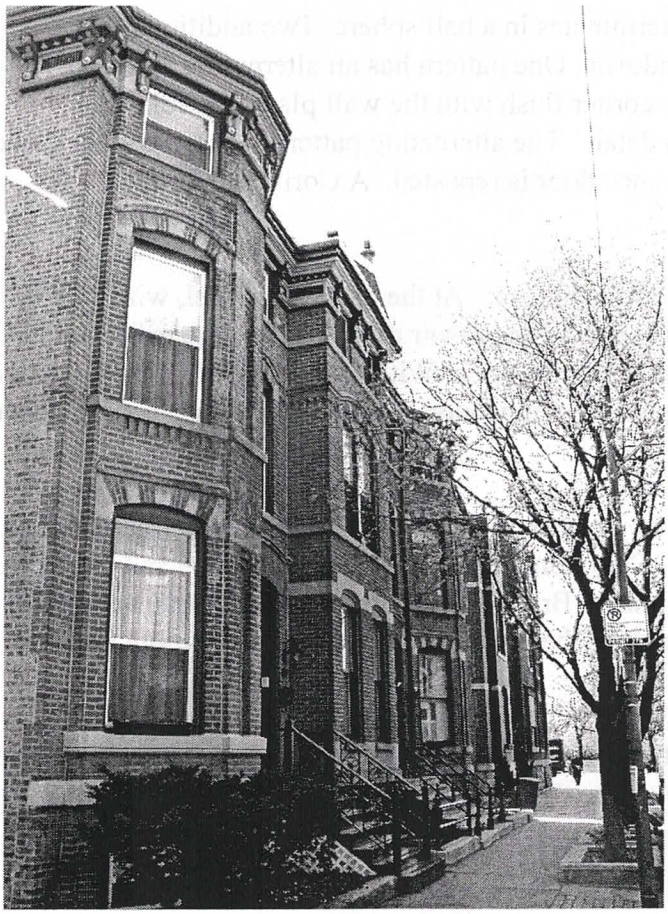
opening is a segmental arch with bricks suggesting voussoirs. These are topped by an arched-ridged stone detail. Incised foliate details that suggest spirals and stylized leaf shapes are found in the wood panel between the door tops and brick arch. The doors are wooden with a solid panel in the bottom portion and an upper glazed panel. The glass is etched with a floral pattern that echoes the pattern above the door. The etched glass varies between the three units. A fixed transom that is similarly framed and glazed extends above the paired doors. Transoms also feature etched glass. Coffered wooden paneling lines each recessed entry.

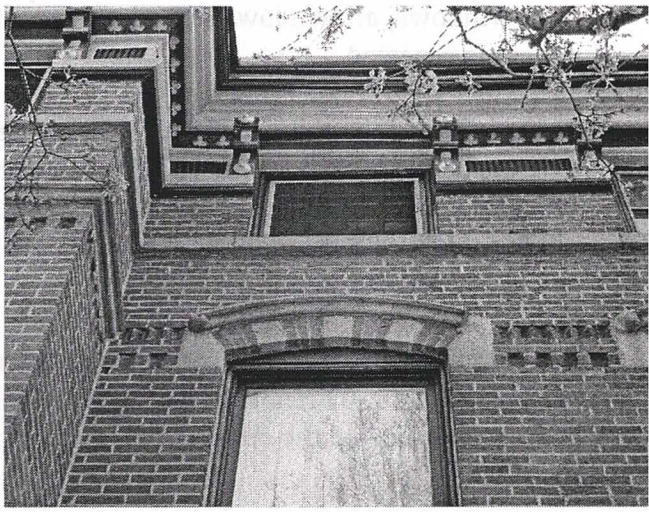
All windows on the first and second stories are tall and narrow with one-over-one sash. The main decorative brick features are concentrated around the windows. Each unit has a projecting bay adjacent to the entrance bay. The windows on the main level within the outer units are topped by another pattern suggesting the voussoir shape. Stone alternates with red brick, and, at a distance, this appears as a checkerboard pattern. Between the bay windows, the wall surface is recessed or indented in a long, narrow, rectangular shape. A brick herringbone pattern within a square is located between the two stories. For the central row house, the stone lintel is flat with a segmental arch incised in the lower edge.

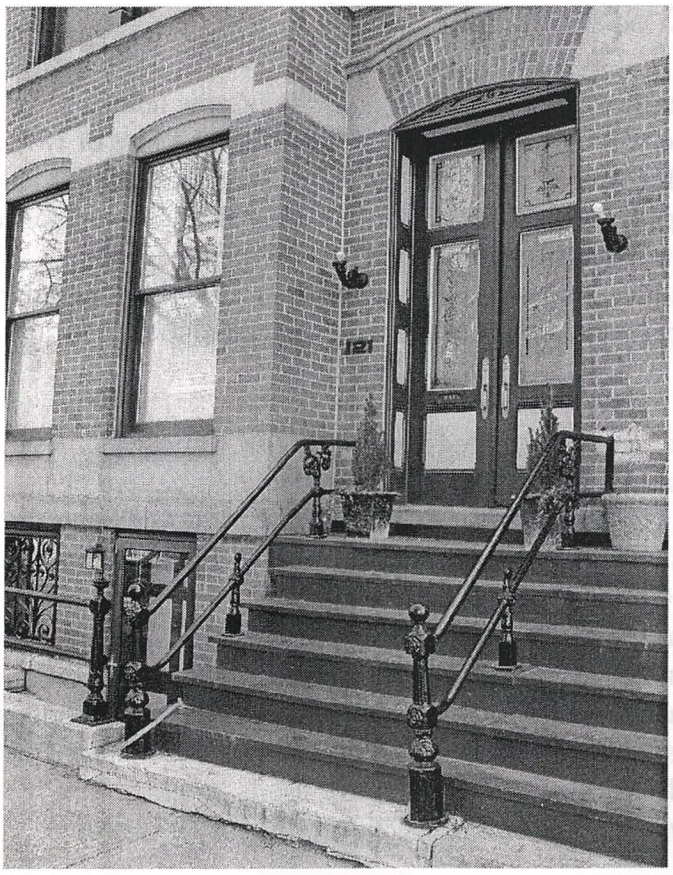
The alternating pattern on the outer bay windows is repeated over all the second floor windows. The

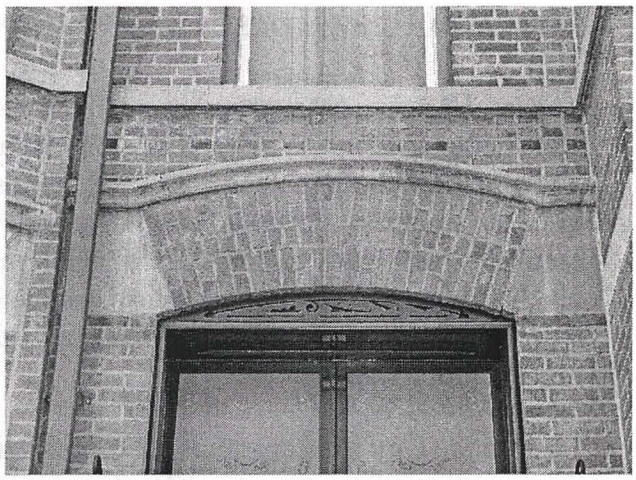


Washington Square, seen here in a 1905 photograph. The Washington Square neighborhood was one of Chicago's most fashionable neighborhoods in the late 19th and early 20th centuries with its many handsome free-standing houses and row houses, including the Isaac Maynard Row Houses.









The Isaac Maynard Row Houses are handsome Queen Anne-style row houses. Top left: A view of the Row Houses. Top right, left, and above: Details of the Row Houses.

pattern is topped by a ridged stone arch, which terminates in a half sphere. Two additional brick patterns connect the tops of all second story windows. One pattern has an alternating recessed header while the second pattern places the brick corner flush with the wall plane. Second-floor windows in the center unit have the most lavish detail. The alternating pattern is more widely spaced here and the incised wooden detail over the entrance door is repeated. A Corinthian pilaster separates the two windows.

Smaller windows on the top level penetrate the cornice plane. At the basement level, windows within the outer bays have segmental arches with the same voussoir detail as over the entrances. At 121, one of the basement windows has been converted to a door. With the exception of the basement level windows, all windows rest on a projecting, stone stringcourse. Below this the depressed header pattern is repeated.

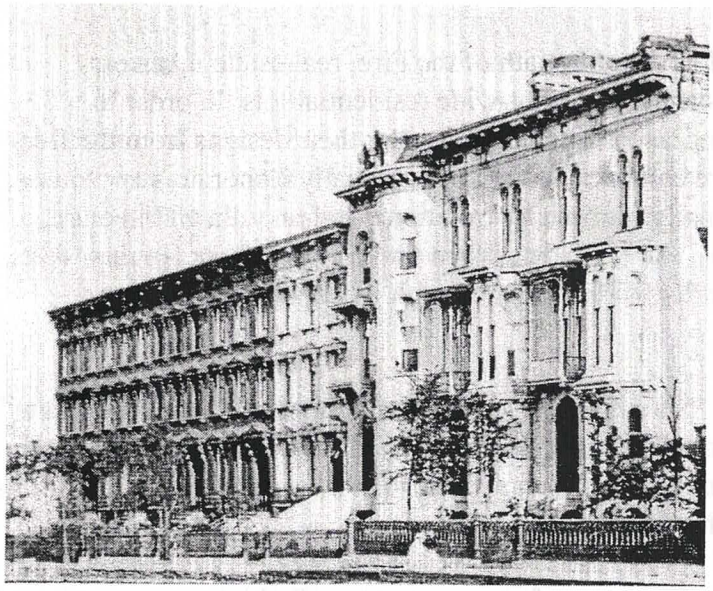
The roofline of the three rowhouses are unified by a common metal cornice with a central pediment over the central row house at 121 W. Delaware. Common elements included brackets and paneling. Windows on the top level penetrate the cornice plane. Brackets with target molds frame each window and the corner returns. Between the brackets there are recessed panels with more spindles and an incised cloverleaf pattern above.

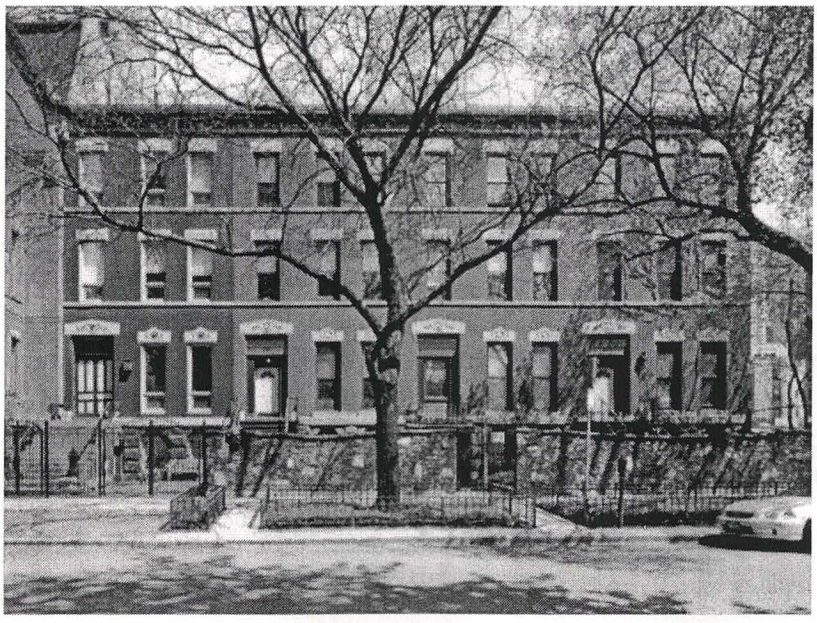
Originally pressed metal, the central section of the cornice with pediment was replicated with painted copper in a 2002-03 renovation of the row house. The design of the replacement cornice and pediment replicated the design of the original.

Chicago Row House Design and Construction

The Isaac Maynard Row Houses are a fine example of the high-quality residential row houses constructed in Chicago's neighborhoods as the city rebuilt and expanded following the Fire of 1871. They represent both the rising property values that shaped many 19th-century Chicago neighborhoods as densely populated areas of row houses and apartment buildings and the City's 1874 city ordinance requiring "fireproof" masonry construction in most neighborhoods. The Washington Square neighborhood was the location of several handsome groups of masonry row houses, and the Maynard Row Houses exemplify this development history important to the City in general and the neighborhood in particular.

Early in the City's history, most Chicagoans lived in free-standing houses. In fact, Chicago's motto, "Urbs in Horto," translated as "The City in a Garden," refers to the early settlement's pattern of development of free-standing houses set amidst private gardens. As early as the 1860s, however, a few "row houses," or groups of adjacent houses built with common "party walls" and usually with a unified design, were built in or near downtown Chicago where property values encouraged more intensive use of land. These row houses, such as those along Michigan Avenue, facing Aldine Square on Chicago's South Side, and built around and near Washington Square on the Near North Side, began to give Chicago a more urban character similar to that of more established Eastern cities such as Baltimore, Boston, New York, and Philadelphia. These earliest row houses were either fronted with brick or "Joliet" limestone, a locally-quarried stone distinctive for its butter-yellow color. Almost all of these earliest row houses were destroyed in the Chicago Fire of 1871 or lost subsequently to redevelopment.





The Issac Maynard Row Houses are fine row houses, an important building type in Chicago history. Several examples of early row house design in Chicago, including (top): row houses on Park Row, just east of Michigan Avenue at approximately today's Roosevelt Road; (middle): row houses on the 2100-block of Fremont Street, designed in 1875 by Edward Burling and designated as a Chicago Landmark District; and (left) the Newberry Row Houses in the Washington Square District Extension, built in 1878.

As the City rebuilt and land values increased in the aftermath of the Fire, real estate investors subdivided ever-larger sections of land into standard 25-foot-wide residential lots. In order to maximize the use of ever-more expensive land, architects began to alter their designs from the free-standing dwellings of the pre-Fire era to more compact, though often equally elaborate, row houses. Through the 1870s, the Italianate style, originally inspired by traditional Italian villa architecture, was a popular one for these buildings. But by 1881, the date when the Maynard Row Houses were constructed, the Queen Anne style was becoming widely popular with its contrasting colors, materials, and ornament.

In addition, strict fire codes went into effect that eliminated wooden structures within a "fire limits" boundary that was established around the central business district immediately after the Fire. These limits originally only extended to North Avenue. In 1874, however, following another fire, the limits were extended to include larger portions of the city.

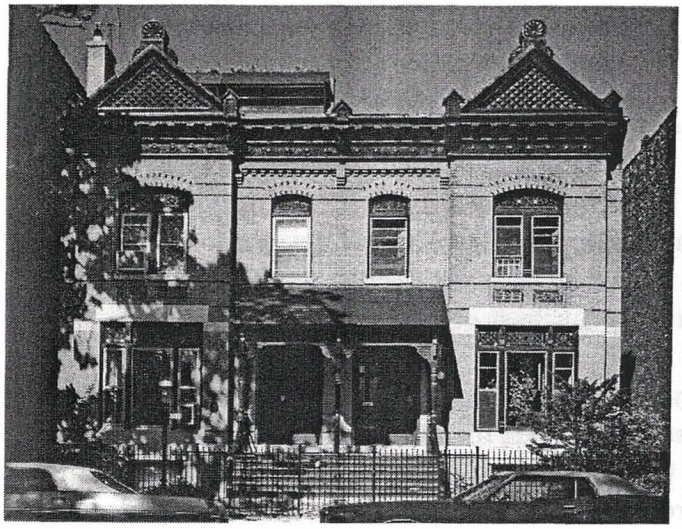
The Washington Square District, including its Extension, features an unusually high concentration of row houses, with several row house groups built between 1875 and 1887. The Maynard Row Houses, built in 1881, are an important example of this type of fireproof, masonry buildings and exemplify an important building type common in these Chicago Landmark districts.

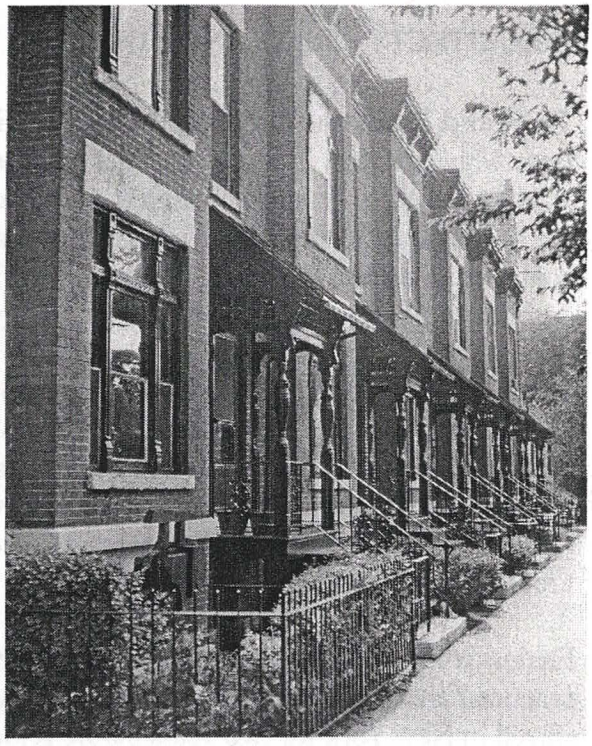
Queen Anne-Style Architecture

The Isaac Maynard Row Houses are a significant example of the Queen Anne style as used for row houses. The Queen Anne style was named and popularized by a group of 19th-century English architects led by Richard Norman Shaw (1831-1921), who designed sprawling manor houses. Its name is somewhat deceptive since the style had nothing to do with Queen Anne (who ruled England from 1702 to 1714) or the dominant architectural trends during her reign. Instead, the style, noted for its visual splendor, combines medieval and classical forms and ornament to create picturesque and visually elaborate buildings. Much of the style's visual attractiveness also comes from the contrasting colors of building materials, especially that of darker brick and lighter stone. The Queen Anne style, characterized by its decorative richness and asymmetrical composition, was frequently used for residences in the United States throughout the 1880s and '90s.

In Chicago, the eclectic Queen Anne style was used for many commercial and residential buildings. Exceptional commercial buildings in the style are located in the Armitage-Halsted District while fine residential examples are found in several Chicago Landmark districts, including the Washington Square, Kenwood, Wicker Park, Mid-North, and Calumet-Giles-Prairie districts.

The Isaac Maynard Row Houses is a fine group of Queen Anne-style row houses displaying many of the characteristic visual features of the style. Their red-brick walls contrast vividly with light gray stone lintels, sills and stringcourses. Simple wooden stoops with decorative iron railings and posts create a pedestrian-oriented visual rhythm along the sidewalk. Decorative brick patterns ornament projecting masonry bays. A continuous pressed-metal cornice with a centrally-placed pediment runs across the entire top of the group.





The Isaac Maynard Row Houses are handsome examples of the Queen Anne architectural style, which is a significant and important style in the history of Chicago's 19th-century neighborhoods. Some examples of the style in Chicago Landmark districts include: ((top left and right) the Mid-North District; (middle) the Calumet-Giles-Prairie District; and (bottom) the Washington Square District Extension.

Architects Treat and Foltz

Treat and Foltz, one of Chicago's most prolific late 19th-century architectural firms, designed the Isaac Maynard Row Houses. **Samuel Atwater Treat (1839-1910)** and **Frederick L. "Fritz" Foltz (1843-1916)** formed a partnership in 1872 that lasted more than two decades. During those years, the firm enjoyed continuous success and became highly-regarded for their designs for large commercial plants, apartment buildings and private residences. Fritz Foltz was the firm's chief designer while Samuel Treat managed the day-to-day business operations.

Samuel A. Treat was born in New Haven, Connecticut, and was educated there at the Collegiate and Commercial Institute, graduating at the age of seventeen. He then entered the office of Connecticut architect Sidney M. Stone and was a draftsman until the start of the Civil War. After serving in the war, he briefly resumed work for Stone before relocating to Chicago. He worked for architect C.E. Randall before starting his own practice. After the Fire of 1871, Treat entered a partnership with Frederick Foltz.

Frederick Foltz was born in Darmstadt, Germany and professionally educated in Europe. He practiced architecture in Frankfort for a few years before migrating to the United States in 1866. He stayed in New York for two years before relocating to Chicago. Upon his arrival to Chicago, Foltz worked for architects Gurdon P. Randall and Dankmar Adler.

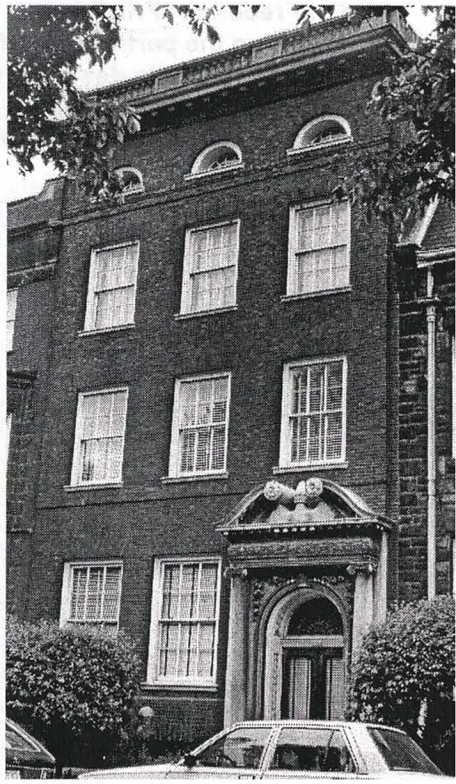
Treat and Foltz established a reputation for designing high-quality apartment houses, private residences and large industrial plants in Chicago, many of which have been demolished over time. Their commissions include early buildings for St. Luke's Hospital, the Clinton Street Plant for the Webster Electric Company, and the New York Biscuit Company bakery (1890-91) that once stood on Randolph Street between Morgan and Carpenter streets.

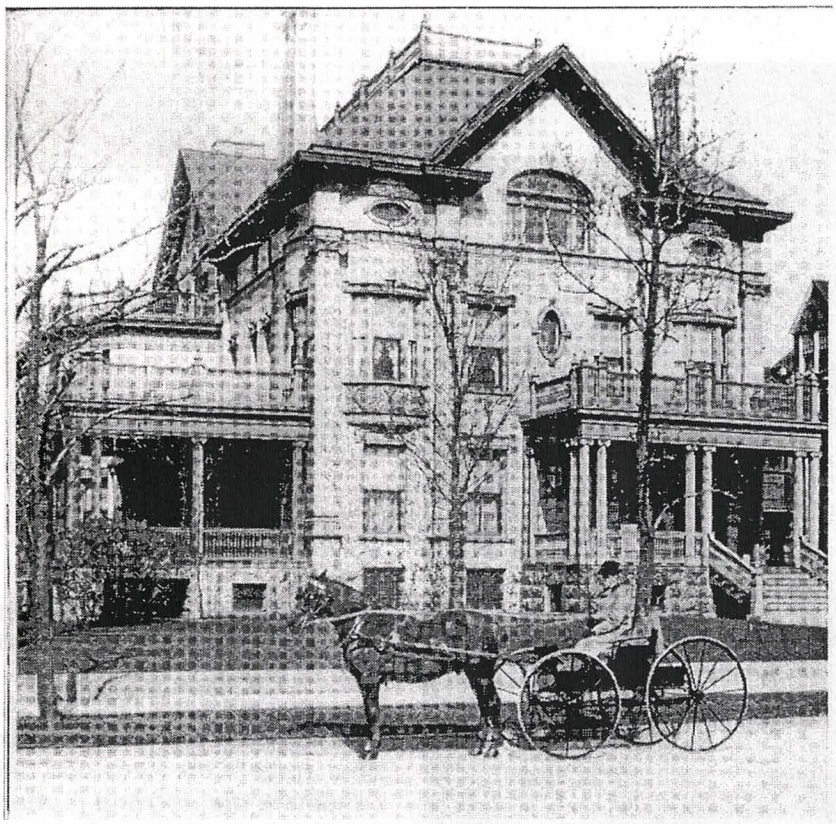
The firm's residential work reflects the popular architectural styles of the day, including Romanesque Revival, Victorian Gothic, and Queen Anne and include the Martin A. Ryerson House at 4851 S. Drexel Blvd. in the Kenwood Chicago Landmark district. Treat and Foltz designed several buildings in the Washington Square neighborhood besides the Maynard Row Houses; surviving examples include the George H. Taylor House at 919 N. Dearborn St., directly facing the east side of the park, and the Hale Row Houses at 855-59 N. Dearborn St.

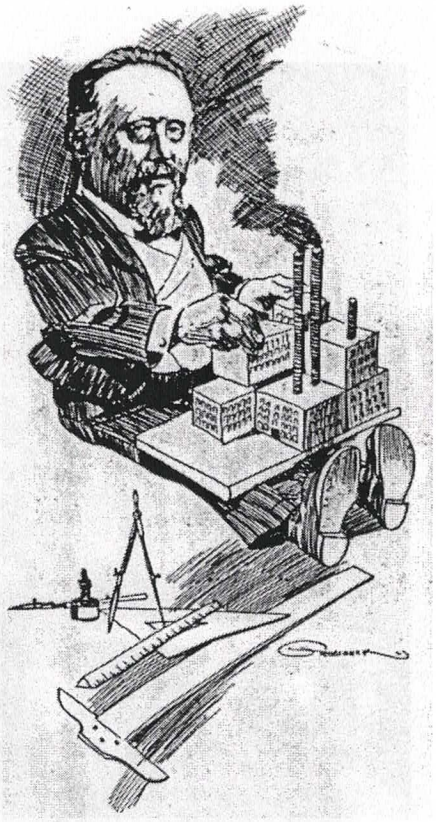
After the firm's dissolution, Treat opened an office in the newly constructed Fisher Building on South Dearborn Street. He continued the practice under his own name until his retirement. Well known in Chicago, he was a member of the former Western Association of Architects until it merged with the American Institute of Architects. He was a member and one-time President of the Chicago Chapter.

Foltz also practiced alone in his later years. Commissions from this time include the Alexandria Hotel at Rush and Ohio Sts., Assumption School at 319 W. Erie St. (a designated Chicago Landmark), the Kemper Hall Episcopal School for Girls in Kenosha, Wisconsin, and the Kellogg-Fairbanks residence in Lake Geneva, Wisconsin.

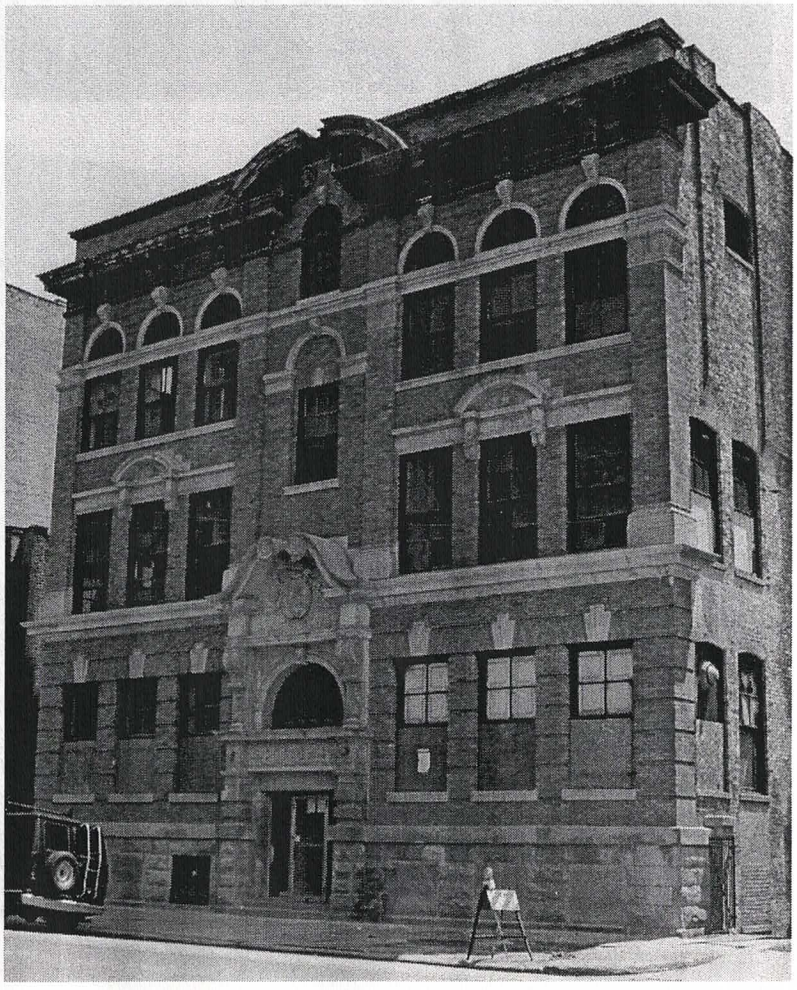
Treat and Foltz were significant designers of Chicago residential buildings during the late 19th-century, including: (left) the Martin Ryerson house at 4851 S. Drexel Blvd. (part of the Kenwood Chicago Landmark District) and (bottom left and right) the George Carpenter and George Taylor houses at 925 and 919 N. Dearborn Sts. in the Washington Square District.







Top left: Treat and Foltz also designed the William Goodman house at 5026 S. Greenwood Ave. in the Kenwood District. Top right: A caricature of Frederick "Fritz" Foltz. Right: After leaving the partnership of Treat and Foltz, Fritz Foltz designed the Assumption School on W. Erie St., designated a Chicago Landmark in 2003.



The Isaac Maynard Row Houses have previously been recognized for their architectural significance. They were color-coded "orange" in the Chicago Historic Resources Survey and have been listed on the National Register of Historic Places as significant surviving buildings associated historically with the early development of the Washington Square neighborhood.

Criteria for Designation

According to the Municipal Code of Chicago (Sec. 2 120 620 and 630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for a building, structure, or district if the Commission determines it meets two or more of the stated "criteria for landmark designation," as well as possesses a significant degree of its historic design integrity.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Washington Square District Extension, consisting of the Isaac Maynard Row Houses, be designated as a Chicago Landmark.

Criterion 1: Critical Part of the City's History

Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the City of Chicago, the State of Illinois or the United States.

- The Isaac Maynard Row Houses exemplify the high-quality residential architecture constructed on the Chicago's Near North Side near Washington Square as the city rebuilt and expanded following the Fire of 1871. As such, these row houses constitute a significant surviving group of "first-generation" row houses in Chicago, which were built in response to increasing land costs in many affluent Chicago neighborhoods.

- The Isaac Maynard Row Houses represent an important surviving group of brick row houses built in Chicago in response to an 1874 city ordinance that required "fireproof" masonry construction in most of the city's neighborhoods.

- The Isaac Maynard Row Houses possess a refined design and high-quality craftsmanship that characterizes the late 19th-century buildings contained within the Washington Square District and Washington Square District Extension.

Criterion 4: Important Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials, or craftsmanship.

- The Isaac Maynard Row Houses is a fine surviving group of Queen Anne-style row houses, an important architectural style in Chicago history.

- The Isaac Maynard Row Houses, in their overall form and ornament, exhibit excellent use of materials, detailing, and craftsmanship, including elaborate brick detailing, handsome cast-iron porch posts and railings, wooden doors and trim, and intact pressed-metal cornices.

Criterion 5: Significant Architect

Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois or the United States.

- The Isaac Maynard Row Houses were designed by Treat and Foltz, one of Chicago's most prolific late 19th century architects. The highly regarded firm designed a wide range of buildings in Chicago, including high-quality houses, factories, and schools.
- Treat and Foltz designed, besides the Isaac Maynard Row Houses, significant houses such as the Martin Ryerson house in the Kenwood District, the George Taylor House in the Washington Square District, and the Hale Row Houses in the Washington Square District Extension
- Frederick "Fritz" Foltz also designed, after ending his partnership with Samuel Treat, Assumption School, a designated Chicago Landmark.

Criterion 6: Distinctive Theme as a District

Its representation of an architectural, cultural, economic, historic, social, or other theme expressed through distinctive areas, districts, places, build-ings, structures, works of art, or other objects that may or may not be contiguous.

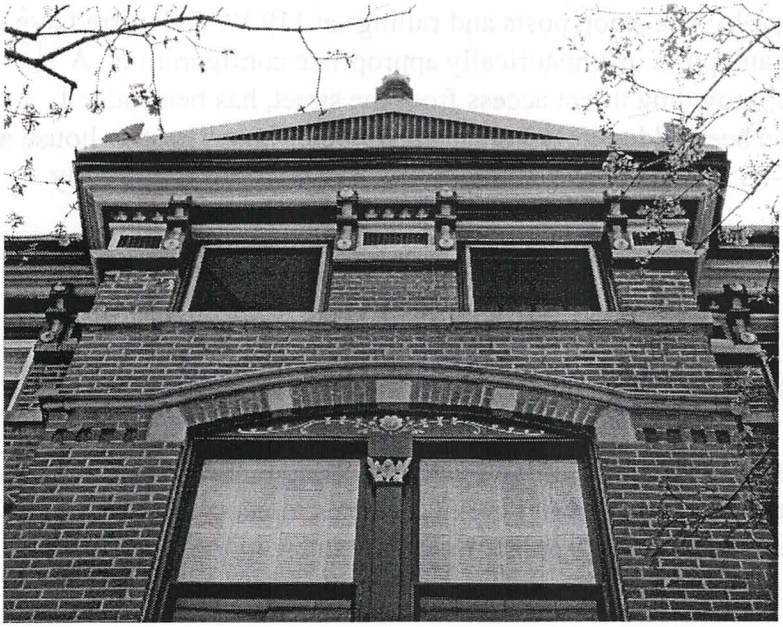
- The Isaac Maynard Row Houses exemplify the historic theme of the Washington Square District and Extension as a group of small-scale 19th-century residential and institutional buildings significant to Chicago history.
- The Isaac Maynard Row Houses display an overall architectural style, visual forms and building details that are consistent with the historic visual character of the Washington Square neighborhood and with the age, style, scale, building setbacks, design, size, building forms, use of materials, and overall detailing of buildings within the Washington Square District and Extension.

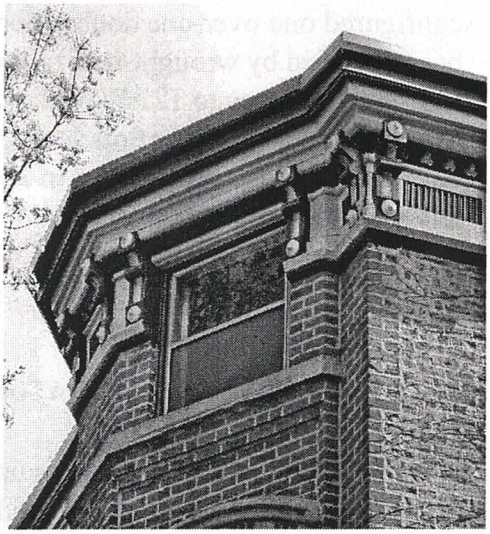
Integrity Criterion

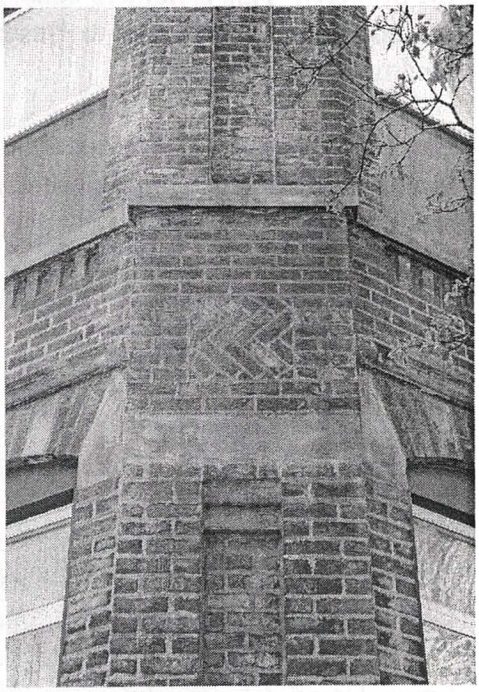
The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architectural or aesthetic interest or value.

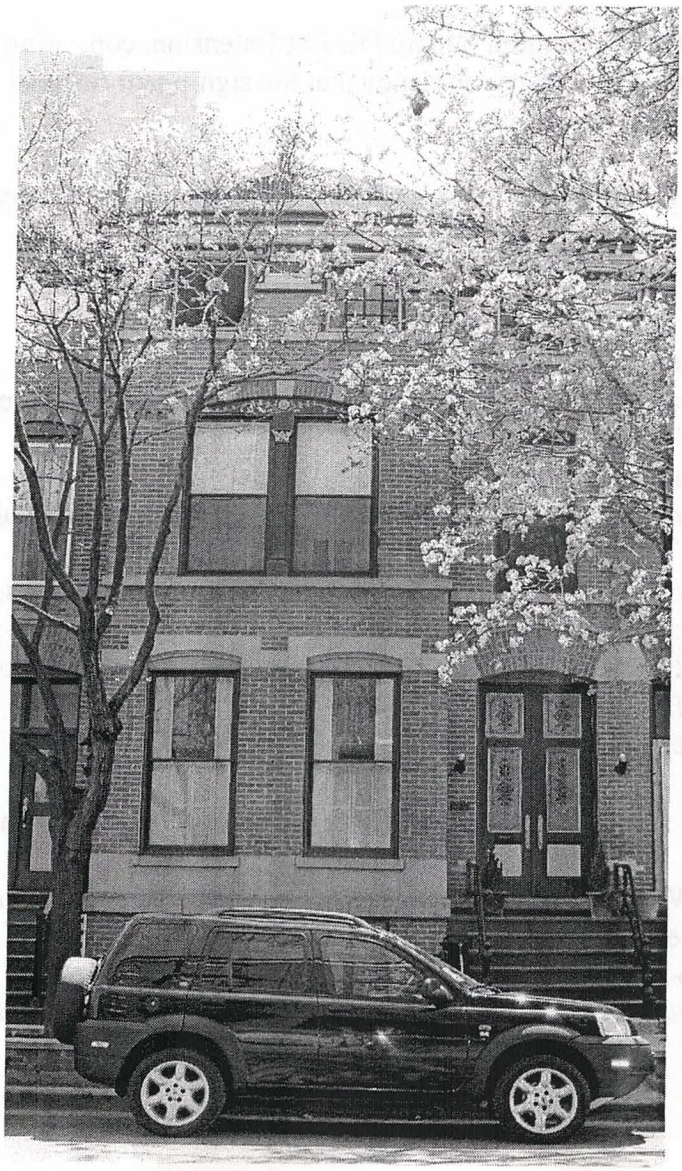
The Isaac Maynard Row Houses possess excellent exterior physical integrity, retaining their historic siting and relationship to the larger Washington Square neighborhood. The row houses retain their overall historic forms and a large majority of historic details, including brick and stone walls, historic wooden stoops, wooden and glass doors, and pressed-metal cornices.

The most common exterior changes to the Maynard Row Houses are visually unobtrusive and consistent with the overall visual character and physical integrity displayed by buildings within the Washington Square District and Extension. Original windows have been replaced with similarly









The Isaac Maynard Row Houses are handsomely designed using brick, stone, and metal, and possess fine detailing. Left: The middle row house at 121 W. Delaware. Top left and right and above: Representative details.

configured one-over-one double-hung sash. The stoop posts and railings at 119 W. Delaware have been replaced by wrought-iron railings and posts in a historically appropriate configuration. A basement entrance to 121 W. Delaware, providing direct access from the street, has been added. Visually unobtrusive rooftop decks have been added to 119 and 121 W. Delaware. The row house at 121 W. Delaware was restored in 2002-03, while the row house at 123 W. Delaware is currently undergoing a similar restoration.

Significant Historical and Architectural Features

Whenever a building or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based on its preliminary evaluation of the Washington Square District Extension, consisting of the Isaac Maynard Row Houses, the Commission staff recommends that the significant features be identified as:

- all exterior building elevations, including rooflines, visible from public rights-of-way.

Selected Bibliography

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Illustrations
Chicago Department of Planning and Development, Landmarks Division: pp. 3, 5, 7 (middle), 12 (bottom), 15.
Chicago Historical Society, Prints & Photographs Collection: p. 4.
From Lowe, *Lost Chicago*: p. 7 (top).
Ron Gordon for the Commission on Chicago Landmarks: p. 7 (bottom), 9 (bottom).
Barbara Crane for the Commission on Chicago Landmarks: p. 9 (top left), 11 (top).
H. Dourlas for the Commission on Chicago Landmarks: p. 9 (top right).
Bob Thall for the Commission on Chicago Landmarks: p. 9 (middle).
Robert Begolka for the Commission on Chicago Landmarks: p. 11 (bottom left & right).
From Lowe, *Chicago Interiors*: p. 12 (top left).
From Leonar, *Book of Chicagoans*: p. 12 (top right).

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor, was established in 1968 by city ordinance. It is responsible for recommending to the City Council that individual buildings, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Planning and Development, 33 N. LaSalle St., Room 1600, Chicago, IL 60602; (312-744-3200) phone; TDD, (312-744-2958); (312-744-9140) fax; web site,

This Preliminary Summary of Information is subject to possible revision and amendment during the designation proceedings. Only language contained within the landmark ordinance enacted by the City Council should be regarded as final.